



**City Council  
Regular Meeting  
Tuesday, September 19, 2006  
7:00 P.M.**

**The regularly scheduled meeting of the Trinity City Council was held on Tuesday, September 19, 2006 at the Trinity Memorial United Methodist Church.**

**MEMBERS PRESENT:** Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; Andy Larrick, Davis-Martin-Powell and Associates; Members of the Press; and other interested parties.

**Call to Order**

Mayor Andrews called the September 19, 2006 Regular Meeting of the Trinity City Council to order at 7:00 pm.

**Pledge of Allegiance**

Mayor Andrews led the Pledge of Allegiance.

**Invocation**

The invocation was given by Council member Lambeth.

**Welcome Guest and Visitors**

Mayor Andrews welcomed and thanked all persons in attendance and for their interest in the City.

**Public Concerns and Commendations**

Beverly Nelson, President; Archdale/Trinity Chamber; Ms. Nelson invited Council members to attend the Candidates Forum to be held on October 12, 2006 at the Trinity Memorial United Methodist Church at 7:00 pm. This forum will use the same format as in the past. Questions must be submitted prior to the meeting.

**Opening Comments from Members of Council**

Council member Lambeth thanked the City Clerk for the copy of the CD she provided and apologized to Council for his absence at the Pre-Agenda Meeting held on September 12, 2006.

**Recognition**

**1. Recognition of Ricky Cranford for earning Royal Rangers Gold Medal of Achievement**

Mayor Andrews read and presented the Proclamation of Recognition for Gold Medal of Achievement to Ricky Cranford. Mayor Andrews also presented a Recognition of Celebration to Floyd and Sybil Gaileyin celebration of their 60<sup>th</sup> Wedding Anniversary.

**Public Hearing**

**2. Presentation of Trinity's Stormwater Management Plan (Diana Schreiber)**

Mayor Andrews opened the Public Hearing for Stormwater Review by Diana Schreiber to Council and audience members.

Ms. Schreiber advised Council and members of the audience the Trinity Stormwater Plan was needed to satisfy State Requirements in order to obtain the Stormwater Permit for the City.

Ms. Schreiber reviewed the Stormwater Plan by power point that defined the purpose of the Plan, who required the Plan's implementation, the costs of the Plan, and how the Stormwater Plan will affect Trinity and its citizens. (Attachment A)

After Ms. Schreiber's review, there was discussion by Council members concerning fertilizer and animal waste runoff from farms, how enforcement of such runoff would be handled, and if the City would be liable for this runoff into the streams. Members also discussed the costs to the city and what the cost to an individual might be. Ms. Schreiber advised Council members that there were options for setting fees that might include using the impervious surface area in a tiered fashion to determine costs. Otherwise the City can charge one amount for residents and another amount for commercial industries.

After Ms. Schreiber's presentation, Mayor Andrews opened the Public Hearing to the audience for comments. Hearing none, Mayor Andrews closed the Public Hearing.

## **2A. Resolution of Intent to join the Piedmont Triad Water Quality Partnership**

Mayor Andrews opened this item to Council for discussion and or action on this Resolution.

After a brief discussion between Council and Manager Bailie concerning the annual fee that would be charged to join the Piedmont Triad Water Quality Partnership, ***motion by Council member Ewings to approve the Resolution of Intent to Join the Piedmont Triad Water Quality Partnership, seconded by Council member Labonte, and approved unanimously by all Council members present.***

### **Consent Agenda**

All items on the Consent Agenda are considered routine and will be enacted by one motion without discussion. If a City Council member requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

3. Approval of minutes: August 8, 2006 Pre-agenda Meeting
4. Approval of minutes: August 15, 2006 Regular City Council Meeting
5. Service Contract for heating/air conditioning maintenance in the amount of \$286/year
6. Resolution in support of Piedmont Authority for Regional Transportation's request to Randolph County for taxing authority
7. Approval to purchase DOT property (.4 acres) for Phase 2 pump station in the amount of \$4,500

Mayor Andrews called for changes or discussion for the Consent Agenda.

Council member Labonte asked that Item # 4- August 15, 2006 minutes be removed from the Consent Agenda.

***Motion by Council member Ewings to approve the Consent Agenda excluding Item 4, seconded by Council member Talbert and approved unanimously to approve the Consent Agenda excluding Item 4- Approval of August 15, 2006 Minutes of the Regular City Council Meeting.***

### **Item 4 removed from the Consent Agenda**

Council member Labonte asked if the discussion concerning the Thoroughfare Overlay District were considered minutes or was there an added workshop for the discussion that took place concerning the Thoroughfare Overlay.

Manager Bailie explained that the discussion was done as a part of the Regular Meeting even though the discussion was considered a workshop.

After discussion between Council members, Manager Bailie, and Attorney Wilhoit concerning the Thoroughfare Overlay, ***Council Member Labonte made a motion that any discussion on the Thoroughfare Overlay District not be approved until Council was finished with it. We do not want to approve part of this at the time. I do not think anything on the Overlay District should be approved until the entire Overlay package is completed.***

During discussion of this item, Manager Bailie advised Council members the only thing that would be approved by approval of these minutes was the discussion that went on and no vote was being taken on the Thoroughfare Overlay . What Council would be approving is the discussion at the meeting, not each provision of the Overlay.

***Council member Labonte withdrew his motion.***

After brief discussion, ***Council member Lambeth made a motion that Council not vote on the Overlay Plan until it is completed and all changes reviewed and approved as an entire package by the Council. The motion was seconded by Council member Brown.***

Prior to the vote there was further discussion. Attorney Wilhoit advised Council that they were not taking any action on the Thoroughfare Document as a whole, and what Council would be doing is examining this proposed document section by section in an effort to come to agreement. I do not believe it is the intent of this Council to pass this Ordinance section by section.

After further discussion, Council member Lambeth amended his motion as follows:

***No action will be taken on the Overlay Plan until it is approved and a final document is submitted and approved by Council. Council member Brown agreed to the amendment and seconded the amended motion.***

After further discussion, Mayor Andrews asked the Clerk to restate the motion.

***No action will be taken on the Overlay Plan until it is approved and a final document is submitted and approved by Council.***

***After the motion was restated and further discussion, the vote to approve the motion made by Council member Lambeth was approved 7 to 1 with Council member Meredith voting nay.***

#### **Item 4- Approval of Minutes**

Motion to approve the August 15, 2006 Regular City Council Meeting Minutes as written, seconded by Council member Reddick. ***The vote was 4 to 4 as follows with Mayor Andrews breaking the tie by voting Aye to approve the minutes of August 15, 2006 as written.***

Aye

Council member Bridges

Council member Ewings

Council member Lambeth

Council member Reddick

Nay

Council member Brown

Council member Labonte

Council member Meredith

Council member Talbert

**Mayor Andrews Aye**

#### **New Business**

##### **8. Funding request from Archdale-Trinity Community Band in the amount of \$1,000**

***Motion to approve the funding request from the Archdale-Trinity Community Band in the amount of \$1,000.00 by Council member Meredith , seconded by Council member Brown and approved unanimously by all Council members present.***

##### **9. Award construction contract for Phase 2 Sewer Project (Randy McNeill)**

Mayor Andrews opened this item and turned the discussion over to Mr. McNeill.

Mr. McNeill discussed the letter from his firm that summarized the bids that were received on this project on September 14, 2006. (Attachment B)

Based on all of the information contained in the letter Davis-Martin- Powell and Associates recommends that the Base Bid be awarded plus Alternate Bid Number 2. These 2 bids added together total \$3,156,386.00. Mr. McNeill discussed the Project Cost Summary as shown that illustrated other costs, some fixed and others estimated. When theses costs are added together the total recommended project budget is \$4,070,000. Anticipated funding for this project costs are made up of USDA Rural Development Grant, USDA Rural

Development Loan, Tap Fees, Project costs already incurred and paid, and other city funds from unrestricted sales tax revenues.

Mr. McNeill advised Council that his firm recommended that Council adopt the Resolution provided to proceed with the project. This project will need to be awarded on a tentatively basis subject to approval by USDA Rural Development. Their approval will be contingent upon the approval of the NC Local Government Commission's approval of the financial plans submitted by the City on how this project will be funded.

***We recommend that Council tentatively award the contract in the amount of \$3,156,386.00 to Terry's Plumbing.***

There was discussion between Council members and Mr. McNeill concerning the reason for price correction on the submitted bids. Mr. McNeill advised Council that prices were always corrected in accordance with the quantity of items multiplied by the unit price submitted. Corrections are made to the multiplication and addition if needed. We correct each bid using the same method. There was further discussion concerning why Alternate Bid Number 1 was not included in the project. Mr. McNeill advised Council this would not be needed if the annexation discussed earlier was approved. The pump station that would be needed to serve the annexed property would eliminate the Phase 2 Welborn Pump Station, and eliminate a Phase 3 Pump Station as well. Mr. McNeill advised Council that the contract documents requires the contractor to honor all prices for 60 days and the 2 alternate bid items for 120 days.

***Motion by Council member Talbert to adopt the Sewer Resolution for the Phase 2 Sewer Project, seconded by Council member Lambeth and approved unanimously by all Council members present.***

#### **10. Award construction contract for Cold Brook Ct. Paving Project (McNeill)**

Mayor Andrews opened this item and turned discussion over to Mr. McNeill.

Mr. McNeill advised Council that because this was a small project it did not require formal bidding or public advertisement. He advised Council that the proposals were mailed to Smith and Jennings, Terry's Plumbing, Robert Underwood, and Yates Grading. Only Terry's Plumbing submitted a proposal. I have since made contact with the others and have been advised that 2 of the others contacted would be providing costs for this project this week. We are holding the numbers provided by the one contractor in confidence until we receive the remainder of the other proposals and would like to bring this item back to Council possibly at your October Pre-Agenda Meeting.

***Motion to table this item until the October Meeting, seconded by Council member Bridges and approved unanimously by all Council members present.***

#### **11. Wastewater Projects Update (McNeill)**

After Mayor Andrews opened this item Mr. McNeill reviewed the Wastewater Projects Update. (Attachment C)

During review, Mr. McNeill discussed the problems encountered at the Colonial Heights Pump Station and advised Council members repairs would be made as soon as the parts were received and replaced and hoped to have this pump station on line in approximately 2 weeks.

#### **Business and Closing Comments from Mayor and Council**

##### **Mayor**

Mayor Andrews advised Council that Friends of Trinity were in the process of trying to establish a clean up day on a Saturday sometime between today and the end of the month. If anyone is interested in participating in this project please contact me or Martha Stunda.

##### **Council members**

Council member Reddick thanked Ms. Schreiber for her hard work and effort on the Storm Water Project for the City.

**Business from City Manager**

**City Haul**

The City has not found a spot for this event. If anyone has any ideas please let staff know what they are.

**Turnpike Court**

There will be a Meeting this Thursday for Turnpike Court at this location to begin at 7:00 pm. This meeting will included the Turnpike business owners, City Engineer, Randy McNeill; Gregg Stabler with Davidson Water; David Townsend, Randolph County; Bonnie Renfro, Randolph County EDC; City officials and staff.

**Hadley Park**

The developers of this project will meet with Steeplegate residents on Monday, September 25, 2006 at 7:00 pm at this location. The Planning/Zoning Board with reconsider the Hadley Park development at their meeting on Tuesday, September 26, 2006. That meeting will also be held at this location.

**City Hall Repairs**

We have 2 leaks in the roof at City Hall in the kitchen area. We will be looking for someone to submit proposals. If anyone knows who might be interested please ask them to contact City Hall.

**CDBG Hookup Grants**

We were able to reserve \$50,000.00 to tie on 11 individuals identified in Country Meadows and Colonial Heights Areas. We will pursue this as soon as we receive a firm confirmation of this grant award.

**Chamber Retreat**

I will not be able to attend the Annual Chamber Retreat in the fall and would like to know if the Mayor could attend in my place representing the City of Trinity.

***Consensus of Council for Mayor Andrews to attend the Annual Chamber Retreat representing the City of Trinity.***

At this time Mayor Andrews called for a 5 minute break. After returning from break, Mayor Andrews called the meeting to order and continued with Discussion of the Thoroughfare Overlay.



**THIS DOCUMENT IS BEING USED FOR REVIEW AND DISCUSSION PURPOSE ONLY AT THIS TIME. NO ACTION IS BEING TAKEN BY COUNCIL DURING THIS REVIEW. ANY CHANGES DISCUSSED WILL BE INCORPORATED INTO THIS DRAFT DOCUMENT. THE CITY COUNCIL WILL REVIEW ALL CHANGES AND THE REVISED DOCUMENT AT A LATER DATE. PRIOR TO APPROVAL OR DENIAL OF THIS ORDINANCE CHANGE THERE WILL BE A PUBLIC HEARING AT WHICH TIME CITIZENS WILL HAVE AN OPPORTUNITY TO VOICE THEIR CONCERNS OR APPROVAL OF THIS DOCUMENT TO THE CITY COUNCIL.**

**DISCUSSION OF THIS DOCUMENT DOES NOT MEAN THAT THE TRINITY CITY COUNCIL HAS TAKEN ACTION ON ANY PART OF THIS DOCUMENT.**

### **C. Thoroughfare Overlay District**

#### **1. Purpose (GENERAL APPROVAL)**

The Thoroughfare Overlay District is established to encourage development and redevelopment which preserves the visual quality and functional operation of major roadways, enhances the visual image of the community, promotes orderly growth, livability, traffic safety and preserves property values.

Consideration is given to the interests of property owners, to the overall good of the community and to the enhancement of the City's safety, welfare, well being and aesthetic character.

#### **2. Applicability**

Within this Thoroughfare overlay district, regulations shall apply to all buildings visible from the thoroughfare on lots or open uses of land constructed, reconstructed, or established after the effective date of this ordinance unless otherwise exempt.

*Staff investigating applicability language in other overlays:*

*All buildings visible from Road*

*Principal buildings on lot with standards for additional buildings (Archdale and High Point)*

*Remove discretion by using mathematical formula (Holly Springs)*

**Consensus (8/15/06) that the overlay would not specify zoning districts allowed within overlay area.**

#### **3. Exemptions (GENERAL APPROVAL on (a), (b), (c); revisit (c)1a – (c)1d)**

- (a) Residential Development: New single family and twin homes shall be exempt from the provisions of this overlay district.
- (b) Building Maintenance: Maintenance, repair, or remodeling of existing buildings shall be exempt. No new floor space or parking space shall be added.
- (c) Expansions: Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt from the provisions of this section, except no expansion may occur within a required setback area. There shall be only one such exemption.

1. Any expansion beyond 25% must adhere to the following sections;
  - a. Section 7 – Utilities A, C & D
  - b. Section 9 – Parking Lot Design A & B
  - c. Section 10 – Lighting B & C
  - d. Section 11 – Signs

#### **4. Applicable Roads and Boundaries**

The Thoroughfare Overlay district shall consist of the public right-of-way and land parcels adjoining major thoroughfares. Roads affected by this Thoroughfare Overlay District designation shall include NC 62 from Trinity School Rd. to Finch Farm; entire length of NC 62; Hopewell Church Rd. to Welborn; Welborn from Hopewell Church Rd. to Finch Farm; Unity to Finch Farm Rd.; Finch Farm Rd. to Welborn Rd.; Welborn from Finch Farm to Shadydale Acres; Surrett to Hopewell Church; Turnpike to Surrett and are identified on the official City of Trinity Zoning map.

*Revisit this section later*

*Consider offering incentives for compliance (such as automatic SIAs up to a certain percentage)*

#### **5. Development Review (GENERAL APPROVAL)**

No building or zoning permit or subdivision plat shall be approved which does not demonstrate compliance with the provisions of this section.

#### **6. Standards for Development within the Thoroughfare Overlay District (GENERAL APPROVAL)**

All development within the Thoroughfare Overlay District shall be subject to the site development standards of the underlying district, in addition to the following:

- Sidewalks with a minimum width of 4 feet are to be located within the roadway right of way. Access for handicapped persons must be provided to sidewalk facilities at appropriate locations, including street intersections.
- Setback buffer shall consist of a 10-foot landscaped area which must specify plantings from the specified species list.

#### **7. Utilities (GENERAL APPROVAL)**

- (A) Shielding on site utilities: All utilities and related facilities, garbage cans/dumpsters, heating, ventilation and air conditioning (HVAC) units, including on ground and roof top mechanical systems shall be located or shielded so as to not be visible from the public right-of-way.
- (B) Underground Utilities: When possible, all overhead utilities shall be buried.
- (C) Enclosed Facilities: All manufacturing, storage, wholesale, retail sales or similar uses, other than display areas for motor vehicles sales and plant nurseries, shall be conducted within an enclosed building except as otherwise provided below.
- (D) Outdoor Storage: Outside storage shall be permitted only if screened from view of the thoroughfare.
- (E) Outdoor sales: Any area used for outdoor sales shall have a five foot wide vegetated buffer at the perimeter of the sales area. Plants shall be selected from the list of recommended species.
- (F) Loading and Garage Bay: All areas and entrances to motor vehicle repair bays shall be screened from view from the thoroughfare. Trees or other vegetation may be used as a buffer for screening purposes.
- (G) Watershed detention ponds: Watershed detention ponds shall be screened with landscaping so as to obscure to the maximum extent feasible, the view from the thoroughfare.

(H) Fencing:

1. No Chain link fence shall be erected or constructed in any front yard.
2. Chain link fences located in the side yard shall be screened by a row of evergreen trees selected from the list of Recommended Species. Trees shall have a minimum height of three feet (3') when planted and spaced four feet (4') apart.
3. Any decorative fencing or wall shall not exceed four feet (4') and shall not obstruct a public street, intersection, sidewalk or right of way.
4. Temporary fences or gates for temporary use shall be exempt from the provisions of this ordinance.
2. Fencing shall not be used so as to cause site obstruction.

**8. Building Materials (GENERAL APPROVAL)**

Exterior Building Materials: No building elevation, including foundation that is visible from the Thoroughfare Overlay District may be covered with sheet or corrugated aluminum, iron, steel, plain concrete block or exterior panelized plywood. Except, however, such materials may be used as secondary exterior finish materials if they cover no more than twenty (20) percent of the surface area of any on elevation. Buildings may consist of any of the following materials, utility brick, standard brick, stucco, synthetic stucco, colored split faced block, glass, stone, Hardy Plank, or other similar high quality material. Building materials must be presented at the time zoning permits are issued.



*Appropriate building material*

**09-19-06**

Review and discussion of the Overlay for the 9/19/06 meeting began with this section. Manager Bailie advised members that anything that was struck through or underlined is language that the Council members submitted to her. There are none on this page indicating this is what was in the original proposed document.

**9. Parking Lot Design (GENERAL APPROVAL on all EXCEPT (d)1.**

- (a) Entrance and Exits to Public Streets: The maximum number of access points shall be as following;

<u>Thoroughfare Frontage</u>	<u>Access Points to Thoroughfare</u>
0-299	1
300-999	2
1,000 or more	3

Except where access would be denied, driveways shall be located at least 200 feet from the center line of any street intersecting the thoroughfare and shall be located at least thirty feet from a side property line, except where a mutual joint access agreement exists which provides for a shared driveway for adjoining owners.

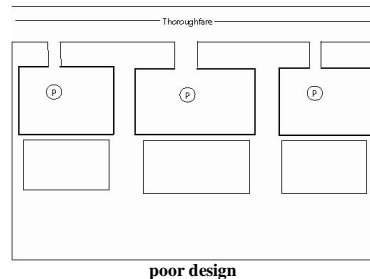
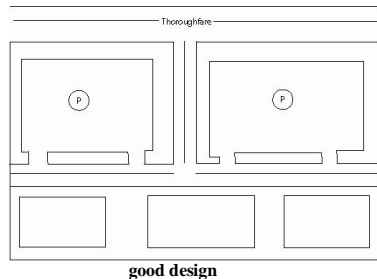
Driveways shall be no less than 120 feet apart, measured along the right-of-way from center of driveway to center of driveway.



In no way do the standards of this ordinance supersede the standards of the North Carolina Department of Transportation. When conflicts occur the more stringent standards will apply.

- (b) Connectivity: Adjoining properties are encouraged to connect parking lots to allow local traffic to travel between parcels, limiting trips on the thoroughfare.

When possible, property owners shall be encouraged to share parking to decrease impervious surface.



09/19/06

**Discussion between Council members concerning other shared driveways that currently exist in High Point and the need to consider safety when driveways are shared.**

- (c) Pedestrian traffic: Internal road networks shall have sidewalks on at least one-side of the street to encourage pedestrian movement through the parking area and between parcels. In addition, traffic calming devices such as speed bumps, raised cross walks, painted walkways and roundabouts shall be used to slow vehicular traffic and foster a pedestrian friendly environment.
- (d) Landscaping: Preservation of existing trees is encouraged when such trees may enhance overall development of the property. In addition to the standards of the City of Trinity Zoning Ordinance Article XIV, Buffering and Landscaping Requirements, the following design standards shall apply:

09/19/06

**Discussion by Council member Lambeth concerning the preservation of existing trees. Existing trees may not be the best way to phrase this. We need some latitude here to make a change if the existing trees are not what are better for preventing site obstruction.**

1. For every five (5)/eight (8)/ ten(10) parking spaces required, thirty (30') square feet of planting area is required. A planting area will be a designated area within and around the parking lot. This area shall be protected by curb and guttering and provide sufficient area for appropriate plants and their root structure.

09/19/06

Discussion among Council members, Council members Ewings, Lambeth, and Bridges felt 5 parking spaces to close and should be 8 or 10 parking spaces. Council member Lambeth would rather see 8 to 10 to prevent problems with root systems of the planting areas.

Mr. Stumb advised Council members they needed to keep in mind there would be a certain amount of planted areas. Whether Council chooses 5 or 10 parking spaces it is just the idea presenting the 30% that they are not building on in a different light. Council should set a limit of 5,8, or 10 parking spaces. This will encourage the developer to bring the 30% into the parking lot rather than behind the building.

**After discussion, no number was decided concerning the parking spaces.**

*Manager Bailie discussed the Encouragement to use the 30% in the parking lot rather than behind the building. No comments against this were made.*

- *Encourage using the 30% in the parking lot rather than behind the building (OK 9/19/06)*

2. For every 150 sq/ft of planting area, one canopy tree shall be planted to provide shade within and around the parking lot. Parking located in the rear of the property shall have one canopy tree for every 300 sq/ft of planting area. No more than ten (10) parking spaces may be in a continuous row without being separated by a planting area. (Too much)

**09-19-06**

Mr. Stumb has suggested that this item be changed to read:

***No more than ten (10) parking spaces may be in a continuous row without being separated by a planting area.***

Manager Bailie asked if this was agreeable with Council members.

Council member Bridges stated that this would not negate section F under Utilities entitled

Loading and Garage Bay: All areas and entrances to motor vehicle repair bays shall be screened from view from the thoroughfare. Trees or other vegetation may be used as a buffer for screening purposes.

**Manager Bailie asked if this change was o.k. with Council. Hearing no comments, Item 2 will be revised to read:**

***2. No more than ten (10) parking spaces may be in a continuous row without being separated by a planting area.***

3. Development shall not exceed twenty four percent (24%) built upon area (BUA), unless granted a Special Intensity Allocation which would allow up to seventy percent (70%) BUA or using the fifty percent (50%) BUA high density option. Developers are encouraged to use the remaining pervious (non-built upon area) as planting areas in and around parking lots in compliance with provision 9(d)1, above, and for stormwater controls.

Council asked if the developer received a Special Intensity Allocation will they still be required to have the plantings areas as described in number 1 of this section and if parking lots were included in the Built Upon Area.

Mr. Stumb advised members that section 1 would apply to Special Intensity Allocation and that the building and parking was included in the Built Upon Area.

Manager Bailie read the following :

**Prior to obtaining a zoning permit, and applicant shall receive approval from the zoning planning comm. administrator of a landscaping plan, prepared in accordance with the regulations.**

**OR**

**Prior to obtaining a zoning permit, the zoning administrator shall review the landscaping plan to insure it is prepared in accordance with the landscaping regulations.**

Manager Bailie advised members that she and Mr. Stumb felt this could be omitted altogether since this was covered in number 5- Development Review. She asked Council if they would like to eliminate this or choose one of the wordings used or design new wording.

**Comments:**

Council member Lambeth liked the wording contained in **Prior to obtaining a zoning permit, the zoning administrator shall review the landscaping plan to insure it is prepared in accordance with the landscaping regulations.** This lets the developer know up front what is required of them. This is not stated specifically in number 5.

Council member Bridges advised Manager Bailed she was o.k. with the language as stated by Council member Lambeth.

With no other comments, Manager Bailie advised Council the language listed below would be included in the draft revision:

**09/19/06**

***Prior to obtaining a zoning permit, the zoning administrator shall review the landscaping plan to insure it is prepared in accordance with the landscaping regulations would be used in this document under section d.***

- (e) Paved parking: All parking shall be curbed and guttered and paved and maintained with concrete, asphalt or similar material of sufficient thickness and consistency to support anticipated traffic.

**09/19/06**

***No comments for this item: Left as stated above.***

**10. Lighting (GENERAL APPROVAL)**

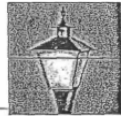
- (a) Fixtures: Along entrances and pedestrian walkways the ~~following~~ lighting fixtures should be ~~used of the types to minimize glare and light trespass.~~

<del>Open Traditional</del>	<del>Deluxe Acorn</del>
<del>Post Top</del>	<del>Traditional</del>
<del>Acorn</del>	<del>Deluxe Traditional</del>

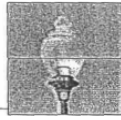
- (Duke power -outdoor lighting fixtures)



Open Traditional



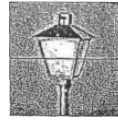
Post Top



Accra



Deluxe Acom



Traditional



**Deluxe**  
Traditional

Manager Bailie asked for comments from Council members concerning the lighting fixtures shown above as identified in section a.

Council member Talbert discussed his feelings stating that it appeared the city was trying to design buildings with an Ordinance. It was his feelings the developers should come and present a design for approval prior to approval of the zoning request.

Mayor Andrews discussed properties that were currently zoned commercial along Highway 62. This developer can build anything that is addressed under the Commercial Standards in the Ordinance on his property with any type of materials that he wants to use. This proposed Overlay is an effort to address these types of situations.

Manager Bailie asked if Council wanted to allow all of the fixtures pictured above and allow Adam to work with the petitioner as to the type of lighting. Manager Bailie asked if anyone had problems with these fixtures.

Council member Bridges stated yes. This is what Council discussed earlier as types of lighting that could be broken. Council member Lambeth suggested adding language that stipulated the lighting must be maintained. Council member Bridges stated that any light that minimizes glare and does not trespass is cast downward so that it does not glare in persons eyes.

Council member Labonte asked what types of walkways did this address. Manager Bailie stated it was her opinion that it would depend on what the developer had in mind. As discussed earlier by Council member Talbert, the developer will present a plan and we will need something to base our decisions on. This would not address lighting in the middle of the parking lot. If they were designing a particular type of shopping center then you might see this type of lighting. Council member Bridges stated that was why she wanted to delete the type of fixtures we allowed and simply state that we do not want glare and light trespassing onto other properties. Then Council can look at whatever is presented.

Mr. Stumb suggested taking out specific fixtures, and if they wanted decorative lighting it must be by an approved listing by Duke Power. We also will keep the sentence concerning glare and light trespass.

**This section was revised on 09/16/06 to read:**

***(a) Fixtures: Along entrances and pedestrian walkways lighting fixtures should be selected from the list of fixtures recommended by Duke Energy that minimize glare and address light trespass.***

Manager Bailie asked for comments concerning this section and asked if Council would like to make changes to the way this section addressed lighting allowed in parking areas.

**So that adequate lighting is provided in parking areas to insure safety and protection of property the following fixtures shall be allowed in the parking area;**

**Shoebox**

**Cube**

**Quad shoebox formation**

**~~Cobra fixtures will be allowed but only if fixture and utility pole are black.~~**

Council member Lambeth discussed lighting that allowed light trespass to other properties and it was his opinion this type of lighting was not longer allowed by Duke Power.

Council member Bridges stated it was to encourage good lighting that did not have a lot of glare. Council member Bridges discussed motion lighting and how this type of lighting reduced glare.

Council member Brown discussed a shopping district and the need for areas such as this to be well lit. Council member Bridges stated that areas could be well lit without the glare. At the backs at the buildings they could install

motion lights. Council member Brown asked if Council member Bridges was talking about this type of lighting in business districts or residential districts. Council member Bridges stated she was talking about this type of lighting for both areas.

Council member Lambeth stated he liked the shoebox or cube lighting for business and did not mind the cobra lighting either. The other decorative lights are pretty and nice to look at but they do get broken. I agree with the bottom more than the top selections. The quad shoebox looks like it has been crossed off, but if the parking lot is big enough and parking area (5 acre lot) this gives a lot of light and would not bother me in a situation like that.

Manager Bailie reviewed the bottom set of lighting shown below.



Shoebox



Cube



Quad Shoebox



Cobra (black only)

She asked if the Shoebox and Cube lighting is o.k.; some people think quad shoebox is o.k.; what about the cobra?

Council member Lambeth discussed the cobra lighting placed at his church. This lighting is directional but will only reach so far. They cover a particular area and that is all. I would say yes to the Cobra because if someone has a small lot the cobra will cover the one area without trespass whereas the quad shoebox would not.

**09-16-06**

**Manager Bailie asked for confirmation that Council wished to allow all of these and the parking lot size could determine what was allowed.**

***So that adequate lighting is provided in parking areas to insure safety and protection of property the following fixtures shall be allowed in the parking area:***

***Shoebox***

***Cube***

***Quad shoebox formation***

***Cobra fixtures will be allowed but only if fixture and utility pole are black.***

- (b) Lighting Plan: A lighting plan shall be provided that shows the type, height and density of all outdoor lighting. The use of motion-sensitive lighting is encouraged as is the use of timers and dimmers to reduce lighting after business hours.

**09/19/06**

**no comments /no changes**

- (c) Adjoining Property: When abutting a residential district lighting shall be designed so as not to create a nuisance on abutting property owners. The maximum illumination at the edge of the property line adjacent to a residential zoning district is ½ foot candles.

**09/19/06**

**no comments /no changes**

Additional lighting fixtures maybe used but must be presented prior to obtaining a zoning permit.

## **11. Signs**

- (a) Free Standing Signs: One free standing sign shall be permitted per lot. The sign area shall not exceed fifty square feet (50 sq/ft). Height: No free standing sign shall exceed ten feet (10').

***Free Standing Signs: One free standing sign shall be permitted per lot. The sign area shall not exceed 100 square feet (100 sq/ft). Height: No free standing sign shall exceed ten feet (10'). Free standing signs located within four hundred (400') feet of an interstate interchange shall have a height of 60 feet.***

***Manager Bailie advised Council she would change the word "shall" to "may"***

Council member Meredith asked if this had anything to do with signs on the business itself. Manager Bailie advised Council this did not address signs located on the business. This affects the free standing sign in the front. The Regular Zoning Ordinance will apply to the sign located on the business itself.

There was discussion between Council member Ewings and Mr. Stumb concerning where the free standing sign would be located. Mr. Stumb advised Council this sign would be located near the road outside of the City right of way.

Council member Bridges did not like the size (100 square feet). There was discussion between Council member Lambeth and Council member Labonte concerning the sign. Council member Labonte asked what the current Sign Ordinance for the City covered.

Mr. Stumb advised Council this would be for properties along the Overlay, and would not change the current zoning for Highway Commercial of 100 square feet. This would be an increase over the current 32 square foot sign allowed in Office/Institutional.

Council member Bridges asked why this could not be left as was already addressed in the Regular Zoning Ordinance.

Manager Bailie advised Council this addresses a sign for one (1) business only, not multiple businesses.

Manager Bailie stated that there was one comment that 100 square feet is to big, some that it is not too big. Shall we leave this as it is stated at 100 square feet?

***Hearing no other comments this section remains:***

09/19/06

***Free Standing Signs: One free standing sign shall be permitted per lot. The sign area shall not exceed fifty square feet (50 sq/ft). Height: No free standing sign shall exceed ten feet (10').***

- (b) Multiple Tenants: Free standing signs representing multiple tenants shall not exceed sixty square feet (60sq/ft). This shall provide area to identify the complex/shopping center in addition to individual tenants. No sign shall exceed ten feet in height (10').

Manager Bailie reviewed the suggested change received and listed as follows:

***Free standing signs representing multiple tenants may exceed the maximum copy area for freestanding signs above by the following percentages;***

***2-10 establishments – up to 25%***

***11-20 establishments – up to 50%***

***21 or more establishments – up to 75%***

Manager Bailie advised Council these suggestions would be based on the 100 square foot sign area.

Council member Bridges stated that she did not agree with this but would like to see some type of visual for this.

09/19/06

***Manager Bailie and staff will try to get visuals for Council to review on this section.***

- (c) Sign Construction: Signage shall be designed and constructed as to match the primary structure in building material and design.



**09-19-06**

***No comments/no changes***

- (d) Permanent banners shall be prohibited; temporary banners may be displayed in conformance with the City's Zoning Ordinance.

Mayor Andrews and Council discussed how banners were handled by other municipalities. Council member Talbert suggested that temporary banners be allowed but permanent banners not be allowed. Other Council members agreed with Council member Talbert.

**09-19-06**

***After a brief discussion between Council members, Manager Bailie advised Council that staff would bring this item back with a change in the language to include temporary banners for 30 days.***

- (e) Signs with flashing lights and moving messages are prohibited. Moving messages shall not include changing text such as date, time and temperature, price of gas or similar items.

**09/19/06**

***After discussion concerning what was not disallowed, this item remained as stated at this time.***

- (f) Turning off or dimming signage lights after business hours is encouraged.



*Sign area: 40 sq/ft*



Council member Lambeth and Council member Labonte stated that it was their opinion that the owner should be allowed to leave the signage lit if they desired to do so. Council member Labonte discussed signs currently located on Highway 62 that were damaged for eight (8) years and not repaired. We need to have some kind of language that addresses signage repair. Council member Lambeth agreed with this idea. We need to include language that addresses signage maintenance.

Manager Bailie asked if the City had provisions for this in the regular Sign Ordinance. Mr. Stumb stated he did not believe the current Sign Ordinance addressed signage maintenance. It does address non-conformance.

**09/19/06**

***After further discussion, Manager Bailie advised Council that staff would work on language to address sign maintenance.***

## **12. Prohibited Uses**

- (a) Prohibited Uses – the following uses will be prohibited from the Thoroughfare Overlay District.

Manager Bailie asked Council if they wanted to prohibit certain business from the Overlay such as what were listed here. The other question is should all zoning districts be allowed in the Thoroughfare Overlay District.

Concrete & Asphalt Products Plant
Dairy products, wholesale & processing
Flea Markets
Foundries
Junkyards
Radio-control, model race-car track (electric model cars only)
Recycling processing Facility, Indoors
Sexually oriented businesses
Shooting Ranges, outdoors
Storage, above ground flammable liquids for distribution
Tattoo and Body Piercing
Trucking Terminal
Mobile Home Sales
RV Sales

Council member Labonte discussed his feelings concerning the area covered by the Overlay District. We have the new Land Use Plan that will tell us where we should have zoning districts. Council member Labonte was concerned that some of the items being discussed may conflict with each other and the possibility of making changes after the Land Use Plan was reviewed.

Manager Bailie stated that once the Overlay District is completed it will apply to the roads that Council decides to apply it to. Where I believe we may have to redo something is when design standards are set for "Old Town and New Town." Those standards may conflict with what may be in place per the Overlay ordinance.

Manager Bailie asked if Council wanted to allow all of the zoning districts in the Overlay and not to exclude any Zoning Districts.

**09/19/06**

***After brief discussion, and no further comments it was Manager Bailie's suggestion to tentatively allow all zoning districts will be allowed in the Thoroughfare District***

Manager Bailie asked Council if they wished to continue discussion concerning not to allow certain usages such as were listed in the chart above.

Council member Labonte discussed his feelings concerning how this document addressed the future of Trinity. We need to be looking at the future of Trinity for the citizens. It was his feelings that all Council should have input on this document.

#### **Adjournment**

***Motion by Council member Labonte to adjourn the September 19, 2006 City Council Meeting, seconded by Council member Talbert and approved unanimously by all Council members present.***

These minutes were approved as written by the Trinity City Council at their Regularly Scheduled Meeting held October 17, 2006 upon motion of council member Brown, seconded by Council member Meredith and approved unanimously by all Council members present.

\_\_\_\_\_  
Fran Andrews, Mayor

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Debbie Hinson, City Clerk

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Date

\_\_\_\_\_  
Date

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